

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Fryer Court, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,238,000

Property Type

House

Suburb

Forest Hill

Period - From

24/08/2025

to

23/08/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Barter Cr FOREST HILL 3131	\$1,225,000	04/07/2026
2	8 Andrew St FOREST HILL 3131	\$1,304,000	06/04/2026
3	39 Thornhill Dr FOREST HILL 3131	\$1,230,000	28/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/08/2026 13:47



 3  2  1

Property Type: House
Land Size: 787 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 24/08/2025 - 23/08/2026: \$1,238,000

Comparable Properties



13 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,225,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 735 sqm approx



8 Andrew St FOREST HILL 3131 (REI)

Agent Comments

 3  2  1

Price: \$1,304,000
Method: Private Sale
Date: 06/04/2026
Property Type: House
Land Size: 645 sqm approx



39 Thornhill Dr FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,230,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 669 sqm approx

Account - Barry Plant | P: 03 9874 3355